



THE SOCIETY FOR SCIENCE & THE PUBLIC

Presentation for RENOVATIONS AT 1719 & 1723 N STREET, NW

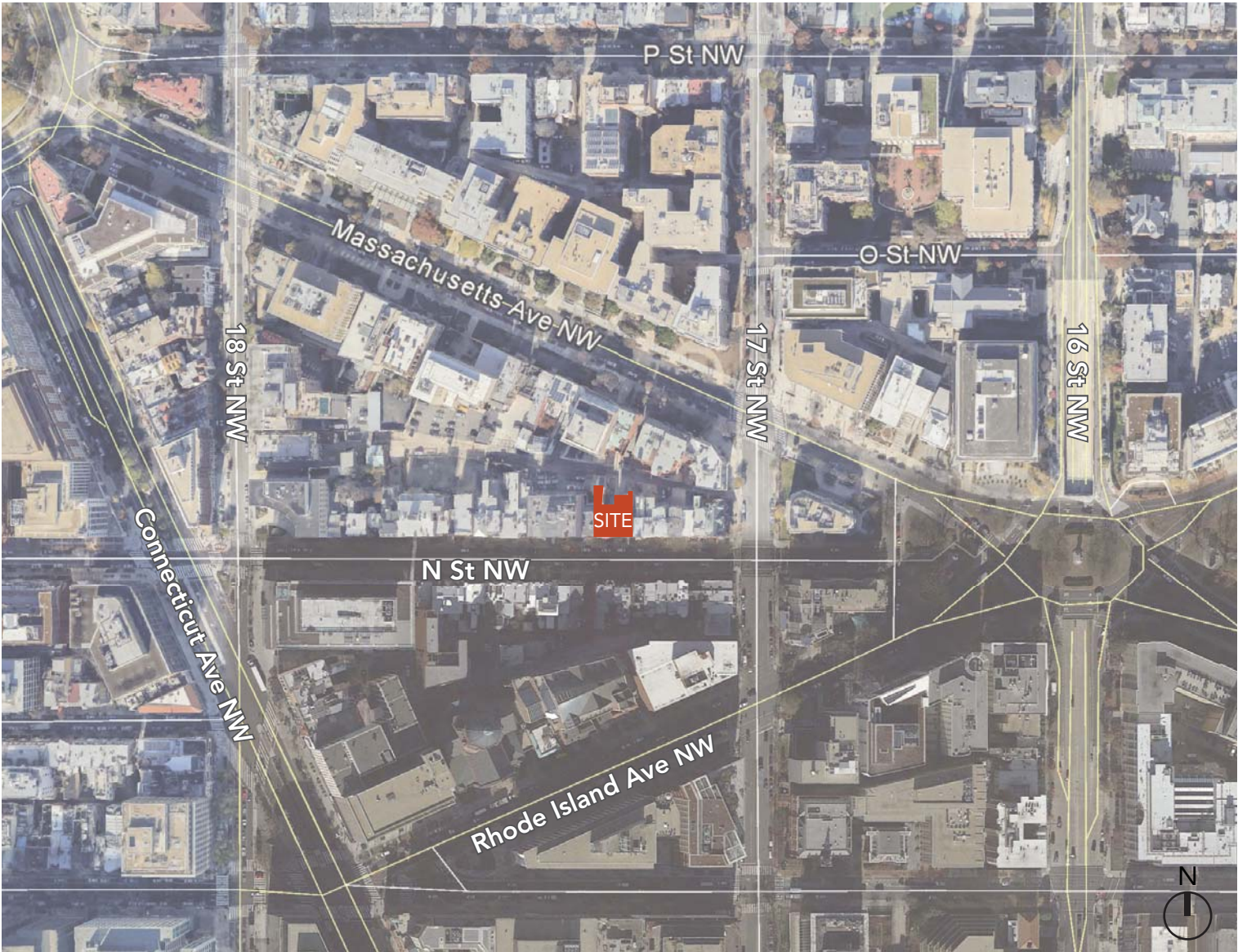
Conceptual Plan Development

Zoning Discussion

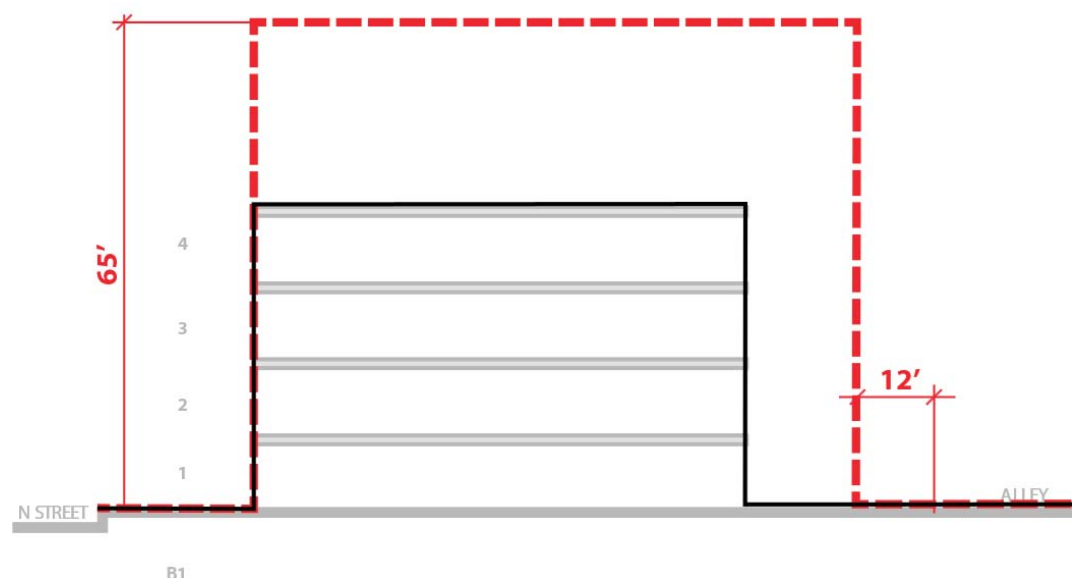
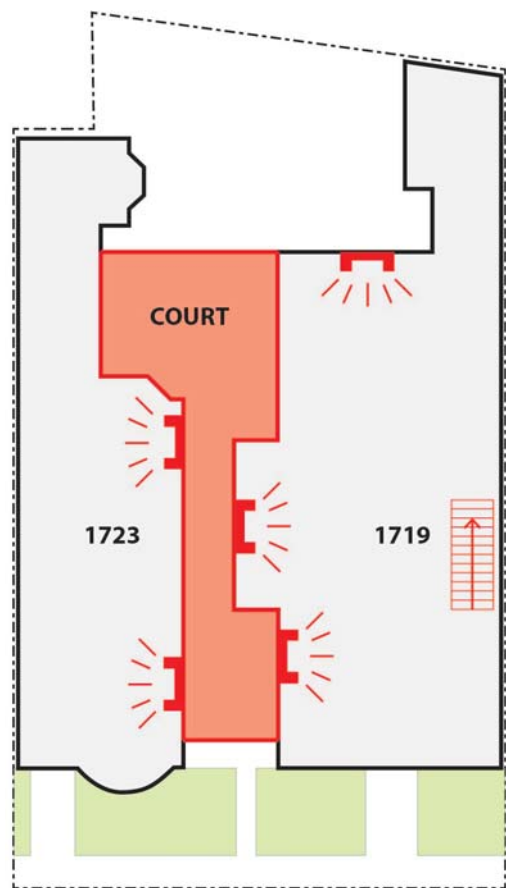
05.23.2018

ZGF

SITE



ZONING SUMMARY



Preliminary Zoning Analysis

» Zoning Regulations

District of Columbia Municipal
Regulations Zoning Regulations of 2016

» Project Location

1719 N ST NW ; 1723 N ST NW

» Property Description

Square 0158, Lot 0062
Square 0158, Lot 0802

» Lot Area

3896 sf (recorded Per DC Property Search)
2,366 sf (recorded Per DC Property Search)

» Building Footprint

1,549 SF (Building 1723)
2,354 SF (Building 1719)

» Historic District

Dupont Circle Historic District,
Massachusetts Ave Historic District

» ANC2B

Chairperson Nicole Mann 2B08@anc.dc.gov
SMD 2B05 Randy Downs 2B05@anc.dc.gov

» ZPD Committee

Daniel Warwick, Commissioner, Chair

» HPRB Staff

Marnique Heath, AIA, Chair
Gretchen Pfaehler, AIA, Architectural
Historian

» OP Staff, Ward 2

Council Member Jack Evans jackevans@
dccouncil.us

» Zoning District

MU-15

» Overlay

none

Combined Lots

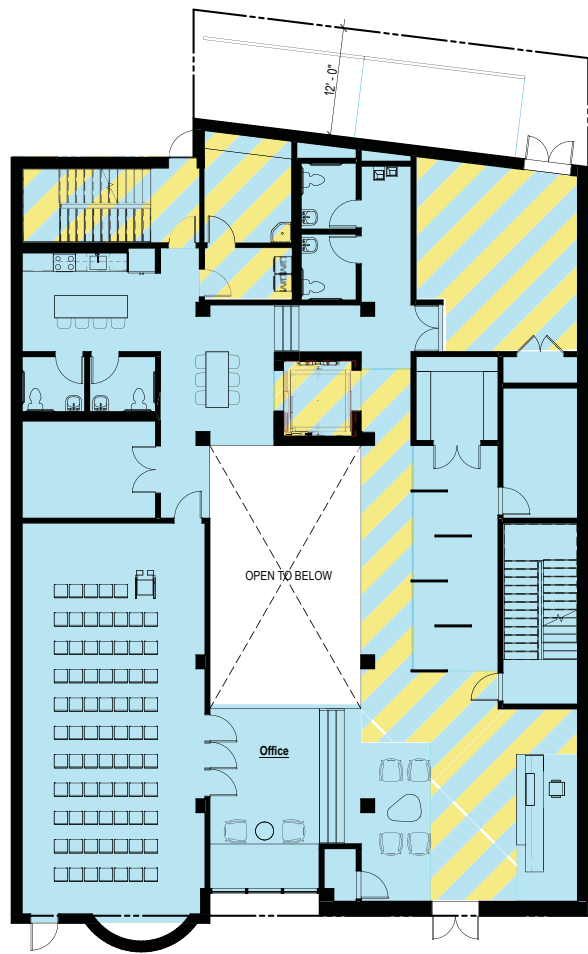
» Allowed

Lot area: 6262 SF
Max Lot Occupancy: 100% (6262 SF)
Max Height: 65 FT
Rear Yard Setback: 12 FT
Max FAR Allowed 2.5 (15,655)
Max FAR Allowed w/ Residential: 4.0
(25,048)
GAR: 0.3 (1,878)

» Proposed

Lot area: Unchanged
Max Lot Occupancy: 84%
Max Height: 65 FT
Rear Yard Setback: 12 FT
Max FAR Allowed: 3.24 (2.54 of office;
0.7 of residential)
GAR: 0.3

FAR PLANS



LEVEL 1

OFFICE 3533 SF
SHARED 1447 SF



LEVEL 2

RESIDENTIAL 1373 SF
OFFICE 3376 SF
SHARED 346 SF



LEVEL 3

RESIDENTIAL 1373 SF
OFFICE 3376 SF
SHARED 346 SF



LEVEL 4

RESIDENTIAL 1373 SF
OFFICE 3376 SF
SHARED 346 SF

FAR CALCULATIONS

** BASEMENT AND PH FLOOR EXCLUDED
FROM FAR CALCULATIONS

EXISTING FAR			
Area Use	Area	Calculated FAR	Percentage
Office	14839 SF	2.377329	100%
TOTAL	14839 SF	2.377329	

NEW FAR			
Area Use	Area	Calculated FAR	Percentage FAR
Office	13662 SF	2.19	76%
Residential	4118 SF	0.66	24%
Shared	2486 SF		
Office Totals (Assume 76.83% of Shared devoted to Office)			
	15572 SF	2.49	76%
Residential Totals (Assume 23.16 % of Shared devoted to Residential)			
	4694 SF	.75	24%
TOTAL	20266 SF	3.24	

FIXTURE CALCULATIONS

OCCUPANCY LOADS ALL FLOORS			
Occupancy Group	Occupant Load Factor	Occupant Load	Area

NEW_BASEMENT

A-3	15	67	987 SF
B	100	48	4748 SF
S-1	300	2	506 SF

NEW_LEVEL 1_1723

	1	0	185 SF
A-3	15	68	1014 SF
B	100	32	3113 SF
S-1	300	3	687 SF

LEVEL 2_1723

A-3	15	22	315 SF
B	100	32	3102 SF
R-3	200	8	1473 SF
S-1	300	1	183 SF

LEVEL 3_1723

A-3	15	22	315 SF
B	100	32	3102 SF
R-3	200	8	1473 SF
S-1	300	1	183 SF

LEVEL 4_1723

A-3	15	22	315 SF
B	100	32	3102 SF
R-3	200	8	1473 SF
S-1	300	1	183 SF

NEW_PENTHOUSE

A-3	15	18	266 SF
B	100	6	518 SF

Grand total: 25 433 27243 SF
409 OFFICE,
24 RESIDENTIAL

RESIDENTIAL OCCUPANCY (R-3)

WATER CLOSETS 1 PER 10

LAVATORIES 1 PER 10

TUBS/SHOWERS 1 PER 8

DRINKING FOUNTAINS 1 PER 100

1 SERVICE SINK

MEN'S PLUMBING FIXTURE COUNT (12 OCCUPANTS)								TOTAL PROVIDED
FIXTURE TYPE	CODE REQUIRED FIXTURES	PROVIDED FIXTURES PER LEVEL						
		B	L1	L2	L3	L4	PH	
WC	2	-	-	1	1	1	-	3
LAVATORIES	2	-	-	1	1	1	-	3

WOMEN'S PLUMBING FIXTURE COUNT (12 OCCUPANTS)								TOTAL PROVIDED
FIXTURE TYPE	CODE REQUIRED FIXTURES	PROVIDED FIXTURES PER LEVEL						
		B	L1	L2	L3	L4	PH	
WC	2	-	-	1	1	1	-	3
LAVATORIES	2	-	-	1	1	1	-	3



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RENOVATIONS AT 1719 & 1723 N STREET, NW

FIXTURE CALCULATIONS

BUSINESS OCCUPANCY

WATER CLOSETS 1 PER 25 FOR THE FIRST 50
 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

LAVATORIES 1 PER 40 FOR THE FIRST 80
 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

DRINKING FOUNTAINS 1 PER 100

MEN'S PLUMBING FIXTURE COUNT (205 OCCUPANTS)								TOTAL PROVIDED
FIXTURE TYPE	CODE REQUIRED FIXTURES	PROVIDED FIXTURES PER LEVEL						
		B	L1	L2	L3	L4	PH	
WC	6	1	2	1	1	1	-	6
LAVATORIES	4	1	2	1	1	1	-	6

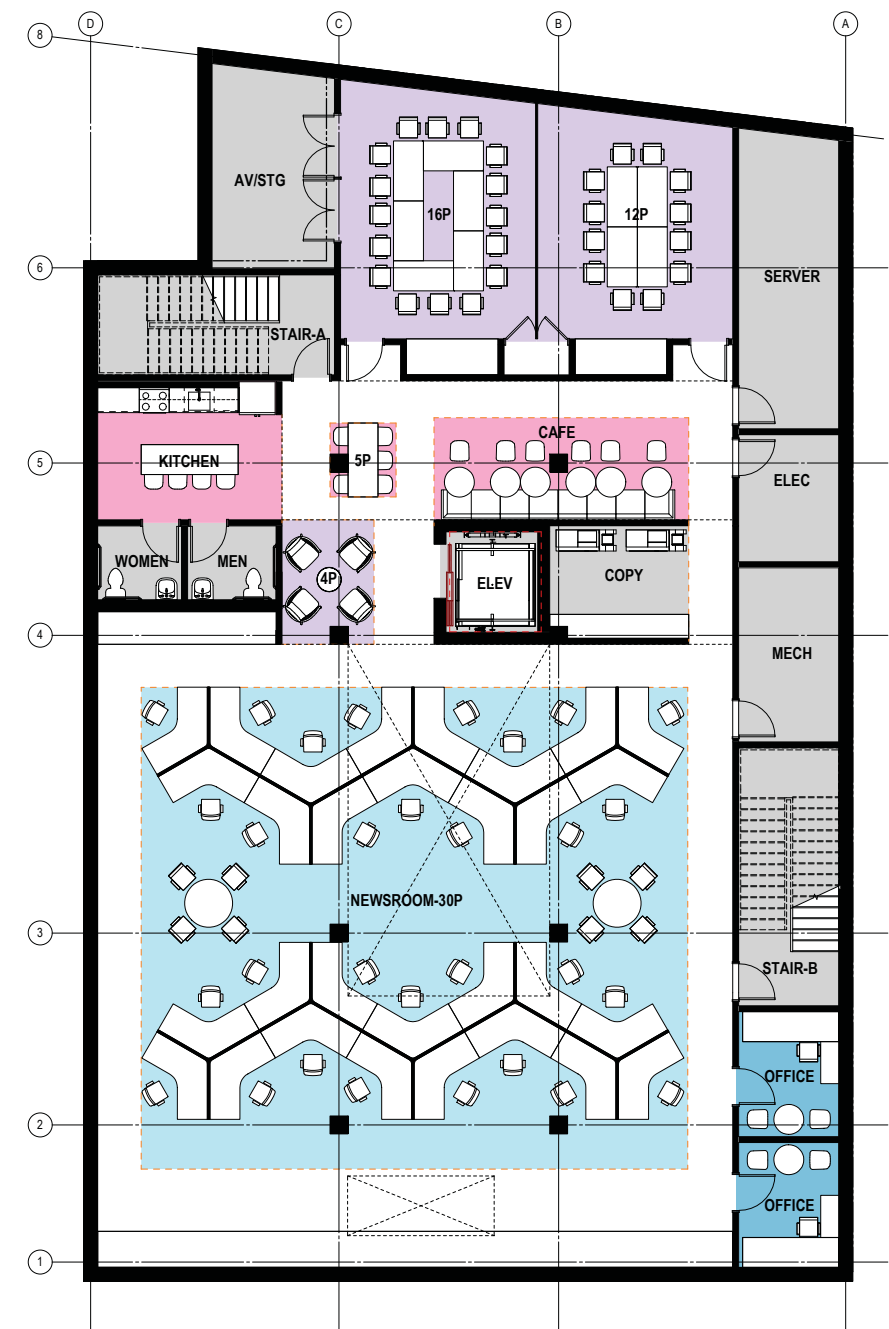
WOMEN'S PLUMBING FIXTURE COUNT (205 OCCUPANTS)								TOTAL PROVIDED
FIXTURE TYPE	CODE REQUIRED FIXTURES	PROVIDED FIXTURES PER LEVEL						
		B	L1	L2	L3	L4	PH	
WC	6	1	2	1	1	1	-	6
LAVATORIES	4	1	2	1	1	1	-	6

* SINKS PROVIDED IN LIEU OF DRINKING FOUNTAINS AT ALL LEVELS EXCEPT LEVEL 1

DRINKING FOUNTAIN FIXTURE COUNT (409 OCCUPANTS)								TOTAL PROVIDED
FIXTURE TYPE	CODE REQUIRED FIXTURES	PROVIDED FIXTURES PER LEVEL						
		B	L1	L2	L3	L4	PH	
DRINKING	5	1*	2*	1*	1*	1*	-	5*

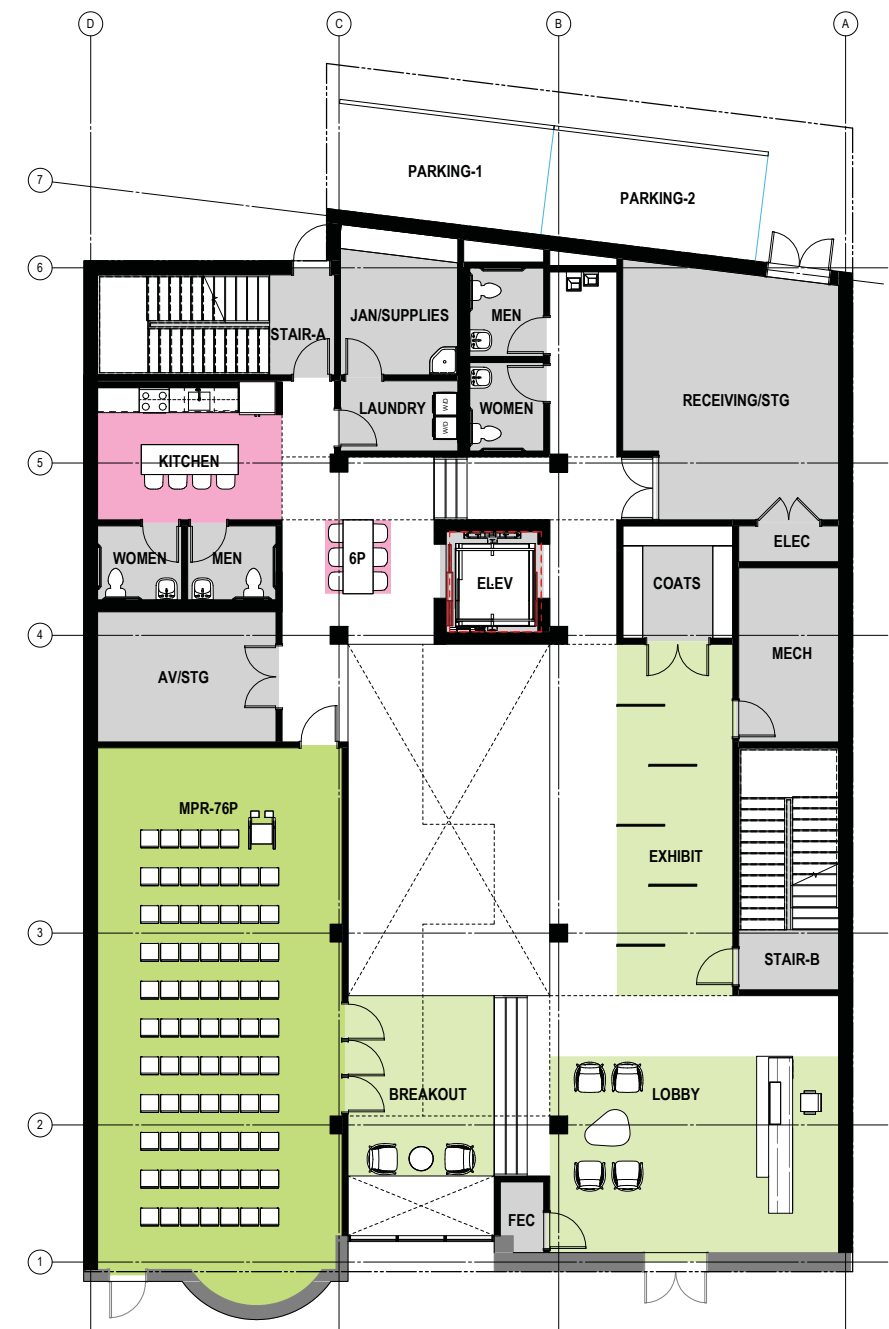
APPENDIX

FLOOR PLANS



BASEMENT LEVEL

FLOOR PLANS



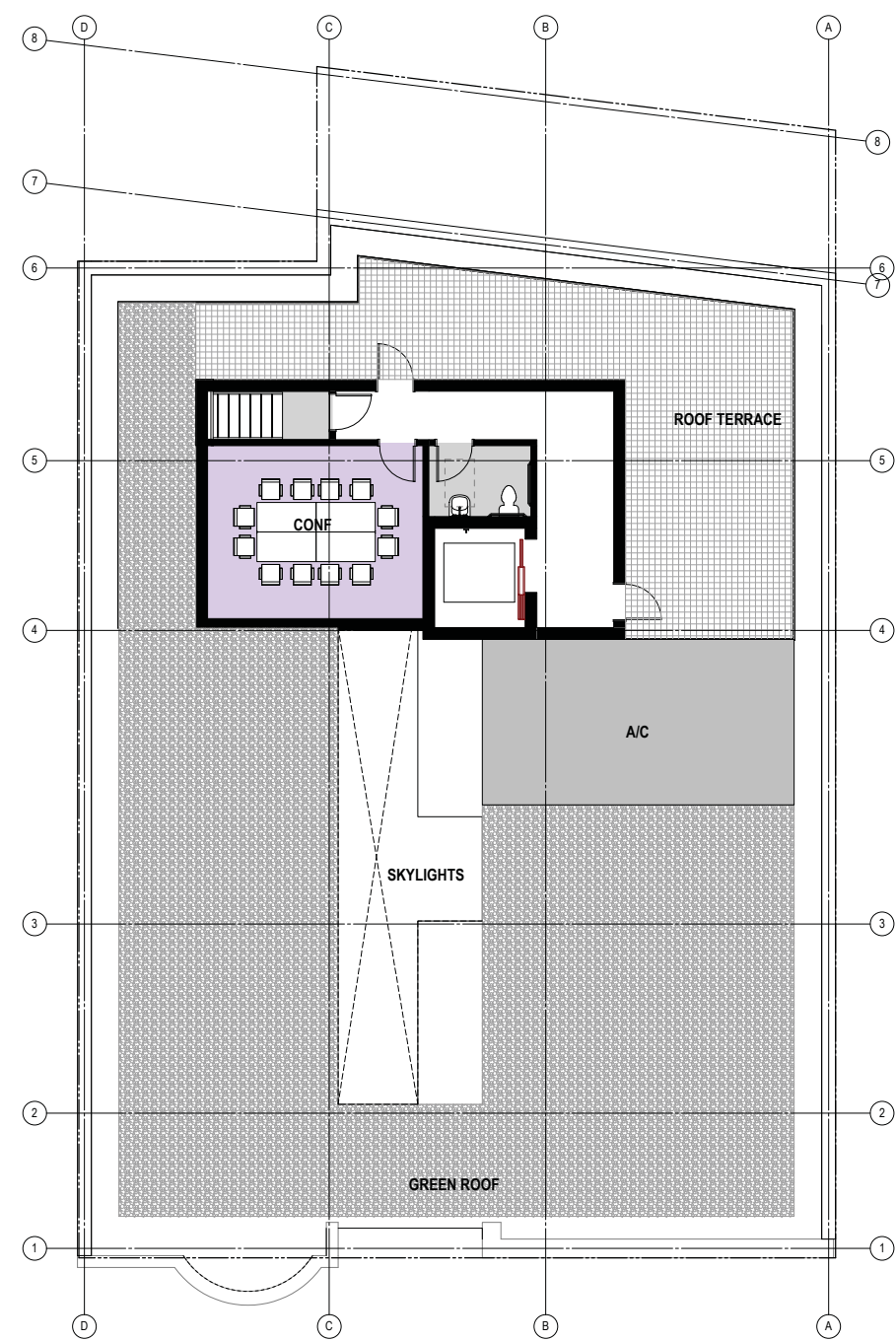
LEVEL 1

FLOOR PLANS



LEVELS 2 - 4

FLOOR PLANS



PENTHOUSE

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